

**In the Matter Of:**  
**PARKLAND SCHOOL DISTRICT**

---

**PUBLIC HEARING**

*January 16, 2024*

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BEFORE THE BOARD OF SCHOOL DIRECTORS  
OF THE PARKLAND SCHOOL DISTRICT

ACT 34 PUBLIC HEARING ON THE :  
PROPOSED ADDITION TO THE :  
PARKLAND OPERATIONS CENTER :

A public hearing held in accordance with Act 34 at the Parkland School District Administration Center Board Room, 1210 Springhouse Road, Allentown, Pennsylvania, on Tuesday, January 16, 2024, commencing at 5:00 p.m., before Steven R. Mack, Registered Merit Reporter.

BEFORE: THE BOARD OF SCHOOL DIRECTORS  
Carol L. Facchiano, President  
Marisa L. Ziegler, Vice-President  
Robert M. Cohen, Board member  
David J. Hein, Board member (Remote)  
Jay Rohatgi, Board member  
Lisa A. Roth, Board member  
Annette Wilcox, Board member  
Chris Pirrotta, Board member  
David Ellowitch, Board member  
Jessica F. Moyer, Esq., Solicitor  
Mark J. Madson, Superintendent  
Leslie P. Frisbie, School Board sect.

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19  
20  
21  
22  
23  
24  
25

INDEX TO SPEAKERS

Carol L. Facchiano	4
Jessica F. Moyer	4
Mark J. Madson, Ed.D.	7
Silvia Hoffman	10
Garrett Moore	14
Jessica F. Moyer	18
Carol L. Facchiano	18

- - -

INDEX TO EXHIBITS

EXHIBIT	DESCRIPTION	PAGE
A-1	Act 34 hearing booklet	6

1 MS. FACCHIANO: Good evening everyone. I'm  
2 going to call to order the Act 34 hearing. It's the  
3 addition to the Parkland Operations Center for the  
4 Parkland School Board on Tuesday, January 16, 2024.  
5 We're going to start with roll call attendance.

6 MS. FRISBIE: Mr. Cohen?

7 MR. COHEN: Present.

8 MS. FRISBIE: Mr. Ellowitch?

9 MR. ELLOWITCH: Present.

10 MS. FRISBIE: Ms. Facchiano?

11 MS. FACCHIANO: Here.

12 MS. FRISBIE: Mr. Hein?

13 MR. HEIN: Here.

14 MS. FRISBIE: Mr. Pirrotta?

15 MR. PIRROTTA: Present.

16 MS. FRISBIE: Mr. Rohatgi?

17 MR. ROHATGI: Present.

18 MS. FRISBIE: Mrs. Roth?

19 MRS. ROTH: Present.

20 MS. FRISBIE: Mrs. Wilcox?

21 MRS. WILCOX: Here.

22 MS. FRISBIE: Mrs. Ziegler?

23 MRS. ZIEGLER: Here.

24 MS. FRISBIE: All present.

25 MS. FACCHIANO: Thank you.

1                   The purpose of this meeting -- I'm  
2 going to go over a few points for the meeting -- is  
3 to establish the need for the project by reviewing  
4 events leading to the board's consideration to close  
5 the Troxell Building of daily operations and relocate  
6 services and students to the addition on the  
7 Operations Center.

8                   It's also to review the various  
9 options considered by the board prior to the decision  
10 to proceed with the current project proposal;  
11 describe the construction elements proposed to meet  
12 the educational program that serves as the basis for  
13 the project under consideration; present the  
14 estimated construction cost, the total project cost,  
15 indirect costs, and the financial needs and an  
16 estimate of the local tax impact of the project; and  
17 lastly, provide citizens and residents an opportunity  
18 to offer comments and written testimony concerning  
19 the project.

20                   I'm going to turn the meeting over to  
21 our solicitor, Ms. Jess Moyer.

22                   MS. MOYER: Thank you, Ms. Facchiano.

23                   Good evening. Thank you for coming to  
24 this hearing known as an Act 34 hearing and required  
25 by Section 701.1 of the Public School Code.

1                   Before a school district moves ahead  
2 with a construction project to build a new addition  
3 or renovate a school, it is required under law to  
4 have this hearing. Tonight you will hear from  
5 several individuals who will be able to provide  
6 certain information to you concerning the project.

7                   In addition, the purpose of this  
8 hearing is to establish the need for the project by  
9 reviewing events leading up to the board's  
10 consideration, to review the various options  
11 considered by the board prior to this decision, to  
12 describe the construction elements proposed to meet  
13 the educational program that serves as the basis for  
14 the project, and to present the estimated  
15 construction cost, total project cost, indirect  
16 costs, and the total millage impact, and to provide  
17 residents the opportunity to offer comments about the  
18 project.

19                   You will see that we have set aside a  
20 part of the agenda for public comments. If you wish  
21 to speak, you will need to complete a sign-in sheet.  
22 Each speaker will be limited to three minutes.

23                   I would like to inform everyone that  
24 this hearing is being transcribed, so anything that  
25 anyone says tonight will be published in the record

1 of tonight's hearing.

2                   During the presentation the presenters  
3 will outline the information set forth in the Act 34  
4 booklet. I would like to make the booklet part of  
5 the record tonight, and it will be marked as Exhibit  
6 A-1.

7                   The booklet contains the resolution  
8 adopted by the School Board on December 19th, 2023,  
9 setting the hearing for tonight, authorizing the  
10 maximum building cost and the maximum project cost,  
11 and directing the administration to make available  
12 for inspection a description of the project at the  
13 Administration Center.

14                   The booklet also contains proof of  
15 publication of this hearing which was given in  
16 accordance with Act 34. Notice was specifically  
17 published in The Morning Call on December 20th, 2023.  
18 A project description was also made available here at  
19 the Administration Building.

20                   The public has had an opportunity to  
21 submit written comments and questions to the School  
22 District until the cutoff date, which was January  
23 12th, 2024, until 2 p.m.

24                   In addition, after this hearing  
25 comments and/or questions may be submitted to

1 Ms. Leslie Frisbie, the secretary of Board of School  
2 Directors. All comments and questions must be  
3 received by Ms. Frisbie no later than 2 p.m. on  
4 Thursday, February 15, 2024.

5 I'll turn this over to Dr. Madson.

6 DR. MADSON: Great. Thank you very much,  
7 and good evening everyone. Thank you for everyone  
8 being in attendance here in person and also online  
9 with us this evening.

10 The district here in Parkland School  
11 District, we serve just under 10,000 students, over  
12 1500 staff members, and over 72 square miles. The  
13 operations side of our organization is a critical  
14 component to getting students in front of teachers  
15 every single day.

16 Currently much of the operations  
17 division -- many of the operations divisions within  
18 the district are housed at the Troxell Building.  
19 Recently transportation -- our transportation  
20 division was relocated to the bus garage area by  
21 Orefield Middle School. We still currently have  
22 technology departments, facilities and operations,  
23 food service, curriculum, teaching and learning, and  
24 also alternative education at Troxell.

25 The building at Troxell has served as



1 a secondary school for the district from 1921 to  
2 1999. Currently the building is in -- is in poor  
3 condition, requiring significant upgrades and  
4 renovations to meet the district standards and  
5 building code compliance.

6 The district Operations Center will  
7 become a new location for food service, school  
8 services including facilities and operations,  
9 maintenance department, technology, teaching and  
10 learning, curriculum, and also will be the relocation  
11 for our alternative education program.

12 Now, we did look at several options  
13 when we moved into the decision for -- the board's  
14 decision for the Operations Center. On the slides  
15 that you see in front of you are three options that  
16 we -- that the board did not choose.

17 But you can see what we were looking  
18 at in terms of if we would be able to renovate the  
19 Troxell Building as option No. 1 and the cost  
20 associated to that, and that's based upon the  
21 required and extensive upgrades that would be needed  
22 at that site.

23 The second option would be to actually  
24 build an addition onto Troxell, and again you can see  
25 the demolition of most of the existing building,

1 including new construction and significant land  
2 development because of the area. So that was another  
3 option considered by the district.

4 We also talked about potentially as an  
5 option to put an addition here onto the  
6 Administration Center. The problem with that, we  
7 would have no accommodations for those students and  
8 those classrooms here on this site, there's no  
9 parking for buses and the additional restroom space,  
10 and there's significant site restrictions to this --  
11 to this site.

12 Option 4, the addition to the  
13 Operations Center. That's currently where we are --  
14 where we are at.

15 Newly constructed meets all of the  
16 applicable code requirements that we have. The  
17 building was designed to accommodate a  
18 12,000-square-foot addition on the second floor. So  
19 when the board first considered this and went through  
20 approval, the whole time we had outlined that the  
21 building would be available to add on to if we -- if  
22 the board felt that we needed to.

23 The building is in proximity to  
24 Orefield Middle School. The site can accommodate the  
25 required additional parking and bus and van pick-up

1 and drop-off for our classrooms that will be there.  
2 And the addition also will be able to accommodate  
3 what we have at the Troxell Center, which is our  
4 Parkland Village and also our social worker offices.

5 Option 4 was selected by the School  
6 District during the Capital Action Plan and the  
7 Feasibility Study approved by the School Board on  
8 December 19th of 2023.

9 At this time I'm going to turn it over  
10 for project description to Ms. Silvia Hoffman.

11 MS. HOFFMAN: Good evening everyone. My  
12 name is Silvia Hoffman. I'm the partner in charge of  
13 this project at MKSD Architects, and my role at this  
14 time will be to describe the project to you.

15 The district Operations Center is  
16 currently being constructed on Stadium Drive and is  
17 just to the rear of Orefield Middle School. The  
18 building is a two-story building, 39,295 square feet,  
19 and it serves the district's food service, IT, and  
20 operations department. The lower level is primarily  
21 for storage for the building's departments, and the  
22 upper level is administration offices that serve the  
23 building's departments. The estimated construction  
24 completion for the facility is October of 2024.

25 The Operations Building as Dr. Madson

1 mentioned was designed to accommodate an additional  
2 12,541 square feet on the second floor for future  
3 construction. The proposed addition or expansion  
4 will house the district's alternative education  
5 needs, which includes Alternative Education  
6 Disruptive Youth, Parkland Behavior Strategies  
7 Program, Parkland Virtual Academy, and a large group  
8 instruction space.

9           The building systems will include VAV  
10 HVAC system, lighting and lighting control system,  
11 fire suppression system, fire alarm, and emergency  
12 lighting. We expect that this project will be  
13 competitively bid in February or March of 2024.

14           On the next slide you'll see the site  
15 plan of this building and the surrounding parking.  
16 Stadium Drive is to the north of the site plan that  
17 you see, and the Operations Building is in the  
18 center, the orange color. There is parking both to  
19 the north and the south of the building.

20           The site itself is 8.7 acres. There  
21 is available utilities on the site, which include  
22 electricity, water, sewer, and natural gas. We are  
23 providing 154 total parking spaces, and we are  
24 separating parking for student drop-off and pick-up.  
25 There is also a separate entrance and exit for the

1 students that is different from the staff.

2 Next slide. This slide is the lower  
3 level of the building. The majority of this lower  
4 level is for the district's food service, IT, and  
5 school services departments. A good amount of that  
6 is storage. There's food storage, there's  
7 maintenance storage. There are also workshops for  
8 the building as well as shipping and -- shipping,  
9 receiving, and some small offices.

10 On the next slide is the upper level.  
11 The original portion of the project is in gray is  
12 where the offices first designed, and then everything  
13 south of the gray shaded area is the expansion, and  
14 the areas that are shaded blue are the classrooms and  
15 the large group instruction space.

16 As you can see, there's two entrances  
17 into this building denoted with the red arrows. So  
18 the top one is the public entrance or admin entrance,  
19 and then the lower one is the student entrance.

20 As I mentioned, the upper floor is  
21 administrative offices for IT, food service, school  
22 services, curriculum and instruction; and the  
23 instructional spaces include AEDY, PBSP, PVA, social  
24 worker offices, and a large group instruction. The  
25 additional square footage is 12,554 square -- 541

1 square feet.

2                   The next slide are the exterior views  
3 of the building. This first image is the view from  
4 Stadium Drive. This is the west-facing facade. You  
5 can see the upper level on the left-hand side and the  
6 lower level on the right-hand side, access points and  
7 entrances. The upper level will be where the  
8 students enter, and the lower level is the loading  
9 dock. The facade has metal panels on it and concrete  
10 construction.

11                   The next slide is an axisymmetric  
12 rendering of the entrance into the upper level, and  
13 you can see the differentiation between the public  
14 entrance to the right and then the student entrance  
15 to the left.

16                   The next slide shows some views of the  
17 interiors. So this is the entrance, looking back  
18 towards the entrance of the student lobby space. You  
19 can see that there's a Chapman desk adjacent to the  
20 doors and then a small waiting area adjacent to that  
21 entrance.

22                   The next slide shows a view of the  
23 classroom. The classroom itself is a large space  
24 that could be divided into three. So you can see the  
25 movable walls in this option. They're closed,

1 creating a smaller classroom.

2 And then if you go to the next slide,  
3 this is a view of those classrooms with the sliding  
4 walls open, so it's the larger space in order to  
5 accommodate a larger group of students.

6 Now I'll turn the presentation over to  
7 the district solicitor, Garrett.

8 Sorry about that. The next slides are  
9 paperwork that accompanied the project cost. You can  
10 see here it's \$4,650,366 total project cost. This  
11 was in the applications submitted to PDE.

12 The next slide? And then this is the  
13 explanation of the advertisement for the maximum  
14 building construction cost being \$4,036,067. This  
15 was adopted by the School Board on December 19th,  
16 2023, and you can see the Act 34 maximum building  
17 construction cost again is \$4,036,067.

18 Next slide? Thank you.

19 MR. MOORE: Good evening. My name is  
20 Garrett Moore with PFM Financial Advisors, and we're  
21 serving as the district's financial advisor.

22 When looking at the potential  
23 financing of this project, there were four different  
24 alternatives that were looked at as you can see here.  
25 So the first one being cash or a short-term bank

1 loan, a general obligation bond issuance, an issuance  
2 through a local authority, and a financing through  
3 the State Public School Building Authority.

4           However, given -- I'll address the  
5 first one. Given the amount of the project, the fact  
6 the facility itself has a longer useful life, and the  
7 desire for preserved fund balance for the future use,  
8 it was quickly decided that cash or a short-term bank  
9 loan was not a feasible financing alternative or  
10 solution for this project.

11           The next slide, please? So when  
12 evaluating the remaining three options and estimating  
13 the estimated interest rate, taking into account the  
14 estimated costs associated with the issuance, we  
15 concluded that the general obligation bond was the  
16 lowest cost of financing if you look at the middle of  
17 the page if you will with a \$345,806 cost associated  
18 with general obligation bonds.

19           The School District is -- has always  
20 considered other ways to reduce the debt service and  
21 local effort needed to fund the project. Some such  
22 examples include the utilization of a wraparound debt  
23 service structure to fund the project which would  
24 reduce the upfront budgetary impact associated with  
25 the project, as well as the fact that given the



1 School District's strong credit rating of a double A,  
2 it's likely that bond insurance would not be needed  
3 for any of these financings.

4 So those are a few ways in which the  
5 district is looking at mitigating costs.

6 MR. ELLOWITCH: Would you mind describing  
7 the wraparound structure in a little more detail?

8 MR. MOORE: Sure. I like to think of it  
9 kind of like a game of Tetris, right? So you know  
10 how -- if the goal is to have level debt service and  
11 you have -- and you currently have kind of descending  
12 debt service, by deferring the principal repayment  
13 until your existing principal is repaid you mitigate  
14 your upfront budgetary impact. So basically as  
15 principal is paid off you start layering in  
16 additional principal with the new loan.

17 Does that make sense?

18 MR. ELLOWITCH: Enough.

19 MR. MOORE: Okay. So we're moving to the  
20 next slide. It's important to note that with this  
21 financing the School District does not anticipate  
22 receiving any state reimbursement via the PlanCon  
23 program given the moratorium on PlanCon.

24 Like any project, there's likely to be  
25 indirect costs associated with adding square footage

1 to the facility. We've estimated those indirect  
2 costs below between property insurance, custodial,  
3 shipping and receiving, electricity, and natural gas.  
4 The total indirect costs are estimated to be  
5 \$113,305.

6 Taking into account the district's  
7 value of a collected mill and the fact that it  
8 produces \$9,016,350, the estimated millage impact  
9 associated with the indirect costs is 0.013 mills  
10 annually.

11 The next slide, please? Taking into  
12 account then the millage impact associated with the  
13 direct financing itself or the debt issuance of a  
14 general obligation bond, we have on the subsequent  
15 pages estimated debt service associated with a '24  
16 and a '25 financing; and when we equate the debt  
17 service associated with each of them to mills, the  
18 '24 borrowing has an estimated millage impact of 0.02  
19 mills, the '25 borrowing has an estimated impact of  
20 0.009 mills. The total millage associated with the  
21 financings then is 0.029 mills.

22 When you take the millage associated  
23 with the indirect costs and add it to that 0.029  
24 mills, the total impact of the project is estimated  
25 to be 0.042 mills.

1                   With that, I'll turn it back to  
2 Ms. Moyer.

3                   MS. MOYER: Thank you, Mr. Moore.

4                   At this time we will move towards  
5 public comment. I just remind anybody who's making  
6 comment tonight that they will be held to three  
7 minutes just as if this was a school board meeting.

8                   I believe we have one public comment,  
9 and that's Mr. Michael Bodnar?

10                  MR. BODNAR: Wave it off. Thank you.

11                  MS. MOYER: All right. Ms. Facchiano.

12                  MS. FACCHIANO: Okay. I just want to make  
13 a few points before we adjourn this hearing.

14                  The public has 30 days following this  
15 hearing to submit written comments about the project.  
16 Written comments shall be mailed to the following  
17 address: Ms. Leslie Frisbie, secretary of the Board  
18 of School Directors, Administration Building, 1210  
19 Springhouse Road, Allentown, Pennsylvania 18104; and  
20 all written statements must be received no later than  
21 2 p.m. on Thursday, February 15th, 2024.

22                  And with that we are going to adjourn  
23 the Act 34 hearing. Thank you for everyone that  
24 came.

25                  (Hearing concluded at 5:20 p.m.)

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C E R T I F I C A T E

January 30, 2024

I hereby certify that the evidence and proceedings are contained fully and accurately in the notes taken by me of the within hearing and that this is a correct transcript of the same.

*Steven R. Mack*

---

Steven R. Mack  
Registered Merit Reporter  
Certified Realtime Reporter  
Notary Public

<u>Exhibits</u>	<u>1</u>	<u>2</u>	<u>5</u>	<u>account</u>
				15:13
				17:6,12
10652687 Act.	1	2	541	acres
34 Hearing	8:19	6:23 7:3	12:25	11:20
-	10,000	18:21	5:20	Act
Parkland O	7:11	2023	18:25	3:2 4:24
perations C	12,000-	6:8,17		6:3,16
enter.	square-foot	10:8		14:16
EXHIBIT A	9:18	14:16	7	18:23
2:13	12,541	2024	701.1	Action
	11:2	3:4 6:23	4:25	10:6
	12,554	7:4 10:24	72	add
\$	12:25	11:13	7:12	9:21
		18:21		17:23
\$113,305	1210	20th		adding
17:5	18:18	6:17	8	16:25
\$345,806	12th	24		addition
15:17	6:23	17:15,18	8.7	3:3 4:6
\$4,036,067	15	25	11:20	5:2,7
14:14,17	7:4	17:16,19		6:24 8:24
\$4,650,366	1500		A	9:5,12,18
14:10	7:12			10:2 11:3
\$9,016,350	154	3	A-1	additional
17:8	11:23	30	6:6	9:9,25
	15th	18:14	Academy	11:1
0	18:21	34	11:7	12:25
	16	3:2 4:24	access	16:16
0.009	3:4	6:3,16	13:6	address
17:20	18104	14:16	accommodate	15:4
0.013	18:19	18:23	9:17,24	18:17
17:9	1921	39,295	10:2 11:1	adjacent
0.02	8:1	10:18	14:5	13:19,20
17:18	1999		accommodati	adjourn
0.029	8:2	4	ons	18:13,22
17:21,23	19th	4	9:7	admin
0.042	6:8 10:8	4	accompanied	12:18
17:25	14:15	9:12 10:5	14:9	administrat
			accordance	ion
			6:16	6:11,13,
				19 9:6

10:22	<b>applicable</b>	<b>based</b>	16:14	<b>charge</b>
18:18	9:16	8:20	<b>build</b>	10:12
<b>administrative</b>	<b>applications</b>	<b>basically</b>	5:2 8:24	<b>choose</b>
12:21	14:11	16:14	<b>building</b>	8:16
<b>adopted</b>	<b>approval</b>	<b>basis</b>	4:5 6:10,	<b>citizens</b>
6:8 14:15	9:20	4:12 5:13	19 7:18,	4:17
<b>advertisement</b>	<b>approved</b>	<b>Behavior</b>	25 8:2,5,	<b>classroom</b>
14:13	10:7	11:6	19,25	13:23
<b>advisor</b>	<b>Architects</b>	<b>bid</b>	9:17,21,	14:1
14:21	10:13	11:13	23 10:18,	<b>classrooms</b>
<b>Advisors</b>	<b>area</b>	<b>blue</b>	25 11:9,	9:8 10:1
14:20	7:20 9:2	12:14	15,17,19	12:14
<b>AEDY</b>	12:13	<b>board</b>	12:3,8,17	14:3
12:23	13:20	3:4 4:9	13:3	<b>close</b>
<b>agenda</b>	<b>areas</b>	5:11 6:8	14:14,16	4:4
5:20	12:14	7:1 8:16	15:3	<b>closed</b>
<b>ahead</b>	<b>arrows</b>	9:19,22	18:18	13:25
5:1	12:17	10:7	<b>building's</b>	<b>code</b>
<b>alarm</b>	<b>attendance</b>	14:15	10:21,23	4:25 8:5
11:11	3:5 7:8	18:7,17	<b>bus</b>	9:16
<b>Allentown</b>	<b>authority</b>	<b>board's</b>	7:20 9:25	<b>Cohen</b>
18:19	15:2,3	4:4 5:9	<b>buses</b>	3:6,7
<b>alternative</b>	<b>authorizing</b>	8:13	9:9	<b>collected</b>
7:24 8:11	6:9	<b>Bodnar</b>	<hr/> C <hr/>	17:7
11:4,5	<b>axisymmetri</b>	18:9,10	<b>call</b>	<b>color</b>
15:9	<b>c</b>	<b>bond</b>	3:2,5	11:18
<b>alternative</b>	13:11	15:1,15	6:17	<b>comment</b>
<b>s</b>	<hr/> B <hr/>	16:2	<b>Capital</b>	18:5,6,8
14:24	<b>back</b>	17:14	10:6	<b>comments</b>
<b>amount</b>	13:17	<b>bonds</b>	<b>cash</b>	4:18
12:5 15:5	18:1	15:18	14:25	5:17,20
<b>and/or</b>	<b>balance</b>	<b>booklet</b>	15:8	6:21,25
6:25	15:7	6:4,7	<b>center</b>	7:2
<b>annually</b>	<b>bank</b>	<b>booklet als</b>	3:3 4:7	18:15,16
17:10	14:25	<b>o</b>	6:13 8:6,	<b>competitively</b>
<b>anticipate</b>	15:8	6:14	14 9:6,13	11:13
16:21	15:8	<b>borrowing</b>	10:3,15	<b>complete</b>
		17:18,19	11:18	5:21
		<b>budgetary</b>	<b>Chapman</b>	<b>completion</b>
		15:24	13:19	

10:24	15:14	15:8	<b>direct</b>	
<b>compliance</b>	16:5,25	<b>decision</b>	17:13	<b>E</b>
8:5	17:2,4,9, 23	4:9 5:11	<b>directing</b>	
<b>component</b>	<b>creating</b>	8:13,14	6:11	<b>education</b>
7:14	14:1	<b>deferring</b>	<b>Directors</b>	7:24 8:11
<b>concluded</b>	<b>credit</b>	16:12	7:2 18:18	11:4,5
15:15	16:1	<b>demolition</b>	<b>Disruptive</b>	<b>educational</b>
18:25	<b>critical</b>	8:25	11:6	4:12 5:13
<b>concrete</b>	7:13	<b>denoted</b>	<b>district</b>	<b>effort</b>
13:9	<b>current</b>	12:17	5:1 6:22	15:21
<b>condition</b>	4:10	<b>department</b>	7:10,11,	<b>electricity</b>
8:3	<b>curriculum</b>	8:9 10:20	18 8:1,4,	11:22
<b>considerati on</b>	7:23 8:10	<b>departments</b>	6 9:3	17:3
4:4,13	12:22	7:22	10:6,15	<b>elements</b>
5:10	<b>custodial</b>	10:21,23	14:7	4:11 5:12
<b>considered</b>	17:2	12:5	15:19	<b>Ellowitch</b>
4:9 5:11	<b>cutoff</b>	<b>descending</b>	16:5,21	3:8,9
9:3,19	6:22	16:11	<b>district's</b>	16:6,18
15:20		<b>describe</b>	10:19	<b>emergency</b>
<b>constructed</b>	<b>D</b>	4:11 5:12	11:4 12:4	11:11
9:15		10:14	14:21	<b>enter</b>
10:16	<b>daily</b>	<b>describing</b>	16:1 17:6	13:8
<b>constructio n</b>	4:5	16:6	<b>divided</b>	<b>entrance</b>
4:11,14	<b>date</b>	<b>description</b>	13:24	11:25
5:2,12,15	6:22	6:12,18	<b>division</b>	12:18,19
9:1 10:23	<b>day</b>	10:10	7:17,20	13:12,14,
11:3	7:15	<b>designed</b>	<b>divisions</b>	17,18,21
13:10	<b>days</b>	9:17 11:1	7:17	<b>entrances</b>
14:14,17	18:14	12:12	<b>dock</b>	12:16
<b>control</b>	<b>debt</b>	<b>desire</b>	13:9	13:7
11:10	15:20,22	15:7	<b>doors</b>	<b>equate</b>
<b>cost</b>	16:10,12	<b>desk</b>	13:20	17:16
4:14 5:15	17:13,15,	13:19	<b>double</b>	<b>establish</b>
6:10 8:19	16	<b>detail</b>	16:1	4:3 5:8
14:9,10,	<b>December</b>	16:7	<b>Drive</b>	<b>estimate</b>
14,17	6:8,17	<b>development</b>	10:16	4:16
15:16,17	10:8	9:2	11:16	<b>estimated</b>
<b>costs</b>	14:15	<b>differentia tion</b>	13:4	4:14 5:14
4:15 5:16	<b>decided</b>	13:13	<b>drop-off</b>	10:23
			10:1	15:13,14
			11:24	

17:1,4,8, 15,18,19, 24	<b>Facchiano</b> 3:1,10, 11,25 4:22 18:11,12	<b>food</b> 7:23 8:7 10:19 12:4,6,21	14:19	15:24 16:14 17:8,12, 18,19,24
<b>estimating</b> 15:12	<b>facilities</b> 7:22 8:8	<b>footage</b> 12:25 16:25	<b>gray</b> 12:11,13	<b>important</b> 16:20
<b>evaluating</b> 15:12	<b>facility</b> 10:24 15:6 17:1	<b>Frisbie</b> 3:6,8,10, 12,14,16, 18,20,22, 24 7:1,3 18:17	<b>Great</b> 7:6	<b>include</b> 11:9,21 12:23 15:22
<b>evening</b> 3:1 4:23 7:7,9 10:11 14:19	<b>fact</b> 15:5,25 17:7		<hr/> <b>H</b> <hr/>	<b>includes</b> 11:5
<b>events</b> 4:4 5:9	<b>Feasibility</b> 10:7	<b>front</b> 7:14 8:15	<b>hear</b> 5:4	<b>including</b> 8:8 9:1
<b>examples</b> 15:22	<b>feasible</b> 15:9	<b>fund</b> 15:7,21, 23	<b>hearing</b> 3:2 4:24 5:4,8,24 6:1,9,15, 24 18:13, 15,23,25	<b>indirect</b> 4:15 5:15 16:25 17:1,4,9, 23
<b>Exhibit</b> 6:5	<b>February</b> 7:4 11:13 18:21	<b>future</b> 11:2 15:7		<b>individuals</b> 5:5
<b>existing</b> 8:25 16:13	<b>feet</b> 10:18 11:2 13:1	<hr/> <b>G</b> <hr/>	<b>Hein</b> 3:12,13	<b>inform</b> 5:23
<b>exit</b> 11:25	<b>felt</b> 9:22	<b>game</b> 16:9	<b>held</b> 18:6	<b>information</b> 5:6 6:3
<b>expansion</b> 11:3 12:13	<b>financial</b> 4:15 14:20,21	<b>garage</b> 7:20	<b>Hoffman</b> 10:10,11, 12	<b>inspection</b> 6:12
<b>expect</b> 11:12	<b>financing</b> 14:23 15:2,9,16 16:21 17:13,16	<b>Garrett</b> 14:7,20	<b>house</b> 11:4	<b>instruction</b> 11:8 12:15,22, 24
<b>explanation</b> 14:13	<b>financings</b> 16:3 17:21	<b>gas</b> 11:22 17:3	<b>housed</b> 7:18	<b>instructional</b> 12:23
<b>extensive</b> 8:21	<b>fire</b> 11:11	<b>general</b> 15:1,15, 18 17:14	<b>HVAC</b> 11:10	<b>insurance</b> 16:2 17:2
<b>exterior</b> 13:2	<b>floor</b> 9:18 11:2 12:20	<b>goal</b> 16:10	<hr/> <b>I</b> <hr/>	<b>interest</b> 15:13
<hr/> <b>F</b> <hr/>		<b>good</b> 3:1 4:23 7:7 10:11 12:5	<b>image</b> 13:3	<b>interiors</b> 13:17
<b>facade</b> 13:4,9			<b>impact</b> 4:16 5:16	



<b>issuance</b> 15:1,14 17:13	<b>Leslie</b> 7:1 18:17	6:18	<b>middle</b> 7:21 9:24 10:17 15:16	<b>moves</b> 5:1
<hr/>	<b>level</b> 10:20,22 12:3,4,10 13:5,6,7, 8,12 16:10	<b>Madson</b> 7:5,6 10:25	<b>miles</b> 7:12	<b>moving</b> 16:19
<b>J</b> <hr/>	<b>life</b> 15:6	<b>mailed</b> 18:16	<b>mill</b> 17:7	<b>Moyer</b> 4:21,22 18:2,3,11
<b>January</b> 3:4 6:22	<b>lighting</b> 11:10,12	<b>maintenance</b> 8:9 12:7	<b>millage</b> 5:16 17:8,12, 18,20,22	<hr/>
<b>Jess</b> 4:21	<b>limited</b> 5:22	<b>majority</b> 12:3	<b>mills</b> 17:9,17, 19,20,21, 24,25	<b>N</b> <hr/>
<hr/>	<b>loading</b> 13:8	<b>make</b> 6:4,11 16:17 18:12	<b>mind</b> 16:6	<b>natural</b> 11:22 17:3
<b>K</b> <hr/>	<b>loan</b> 15:1,9 16:16	<b>making</b> 18:5	<b>minutes</b> 5:22 18:7	<b>needed</b> 8:21 9:22 15:21 16:2
<b>kind</b> 16:9,11	<b>lobby</b> 13:18	<b>March</b> 11:13	<b>mitigate</b> 16:13	<b>Newly</b> 9:15
<hr/>	<b>local</b> 4:16 15:2,21	<b>marked</b> 6:5	<b>mitigating</b> 16:5	<b>north</b> 11:16,19
<b>L</b> <hr/>	<b>location</b> 8:7	<b>maximum</b> 6:10 14:13,16	<b>MKSD</b> 10:13	<b>note</b> 16:20
<b>land</b> 9:1	<b>longer</b> 15:6	<b>meet</b> 4:11 5:12 8:4	<b>Moore</b> 14:19,20 16:8,19 18:3	<b>Notice</b> 6:16
<b>large</b> 11:7 12:15,24 13:23	<b>looked</b> 14:24	<b>meeting</b> 4:1,2,20 18:7	<b>Moratorium</b> 16:23	<hr/>
<b>larger</b> 14:4,5	<b>lower</b> 10:20 12:2,3,19 13:6,8	<b>meets</b> 9:15	<b>Morning</b> 6:17	<b>O</b> <hr/>
<b>lastly</b> 4:17	<b>lowest</b> 15:16	<b>members</b> 7:12	<b>movable</b> 13:25	<b>obligation</b> 15:1,15, 18 17:14
<b>law</b> 5:3	<hr/>	<b>mentioned</b> 11:1 12:20	<b>move</b> 18:4	<b>October</b> 10:24
<b>layering</b> 16:15	<b>M</b> <hr/>	<b>metal</b> 13:9	<b>moved</b> 8:13	<b>offer</b> 4:18 5:17
<b>leading</b> 4:4 5:9	<b>made</b>	<b>Michael</b> 18:9		<b>offices</b> 10:4,22 12:9,12, 21,24
<b>learning</b> 7:23 8:10				<b>online</b>
<b>left</b> 13:15				
<b>left-hand</b> 13:5				

7:8		<b>Pirrota</b>	<b>produces</b>	13:13
<b>open</b>	<b>p</b>	3:14,15	17:8	15:3
14:4		<b>plan</b>	<b>program</b>	18:5,8,14
<b>operations</b>	<b>p.m.</b>	10:6	4:12 5:13	<b>publication</b>
3:3 4:5,7	6:23 7:3	11:15,16	8:11 11:7	6:15
7:13,16,	18:21,25	<b>Plancon</b>	16:23	<b>published</b>
17,22	<b>pages</b>	16:22,23	<b>project</b>	5:25 6:17
8:6,8,14	17:15	<b>points</b>	4:3,10,	<b>purpose</b>
9:13	<b>paid</b>	4:2 13:6	13,14,16,	4:1 5:7
10:15,20,	16:15	18:13	19 5:2,6,	<b>put</b>
25 11:17	<b>panels</b>	<b>poor</b>	8,14,15,	9:5
<b>opportunity</b>	13:9	8:2	18 6:10,	<b>PVA</b>
4:17 5:17	<b>paperwork</b>	<b>portion</b>	12,18	12:23
6:20	14:9	12:11	10:10,13,	
<b>option</b>	<b>parking</b>	<b>potential</b>	14 11:12	<b>Q</b>
8:19,23	9:9,25	14:22	12:11	
9:3,5,12	11:15,18,	<b>potentially</b>	14:9,10,	<b>questions</b>
10:5	23,24	9:4	23 15:5,	6:21,25
13:25	<b>Parkland</b>	<b>present</b>	10,21,23,	7:2
<b>options</b>	3:3,4	3:7,9,15,	25 16:24	<b>quickly</b>
4:9 5:10	7:10 10:4	17,19,24	17:24	15:8
8:12,15	11:6,7	4:13 5:14	18:15	
15:12	<b>part</b>	<b>presentatio</b>	<b>proof</b>	<b>R</b>
<b>orange</b>	5:20 6:4	<b>n</b>	6:14	
11:18	<b>partner</b>	6:2 14:6	<b>property</b>	
<b>order</b>	10:12	<b>presenters</b>	17:2	<b>rate</b>
3:2 14:4	<b>PBSP</b>	6:2	<b>proposal</b>	15:13
<b>Orefield</b>	12:23	<b>preserved</b>	4:10	<b>rating</b>
7:21 9:24	<b>PDE</b>	15:7	<b>proposed</b>	16:1
10:17	14:11	<b>primarily</b>	4:11 5:12	<b>rear</b>
<b>organizatio</b>	<b>Pennsylvania</b>	10:20	11:3	10:17
<b>n</b>	18:19	<b>principal</b>	<b>provide</b>	<b>received</b>
7:13	<b>person</b>	16:12,13,	4:17 5:5,	7:3 18:20
<b>original</b>	7:8	15,16	16	<b>receiving</b>
12:11	<b>PFM</b>	<b>prior</b>	<b>providing</b>	12:9
<b>outline</b>	14:20	4:9 5:11	11:23	16:22
6:3	<b>pick-up</b>	<b>problem</b>	<b>proximity</b>	17:3
<b>outlined</b>	9:25	9:6	9:23	<b>Recently</b>
9:20	11:24	<b>proceed</b>	<b>public</b>	7:19
		4:10	4:25 5:20	<b>record</b>
			6:20	5:25 6:5
			12:18	

<b>red</b> 12:17	<b>restriction</b> <b>s</b> 9:10	<b>Section</b> 4:25	<b>shipping</b> 12:8 17:3	14:1
<b>reduce</b> 15:20,24	<b>restroom</b> 9:9	<b>selected</b> 10:5	<b>short-term</b> 14:25 15:8	<b>social</b> 10:4 12:23
<b>reimburseme</b> <b>nt</b> 16:22	<b>review</b> 4:8 5:10	<b>sense</b> 16:17	<b>shows</b> 13:16,22	<b>solicitor</b> 4:21 14:7
<b>relocate</b> 4:5	<b>reviewing</b> 4:3 5:9	<b>separate</b> 11:25	<b>side</b> 7:13 13:5,6	<b>solution</b> 15:10
<b>relocated</b> 7:20	<b>right-hand</b> 13:6	<b>separating</b> 11:24	<b>sign-in</b> 5:21	<b>south</b> 11:19 12:13
<b>relocation</b> 8:10	<b>Road</b> 18:19	<b>serve</b> 7:11 10:22	<b>significant</b> 8:3 9:1, 10	<b>space</b> 9:9 11:8 12:15 13:18,23 14:4
<b>remaining</b> 15:12	<b>Rohatgi</b> 3:16,17	<b>served</b> 7:25	<b>Silvia</b> 10:10,12	<b>spaces</b> 11:23 12:23
<b>remind</b> 18:5	<b>role</b> 10:13	<b>serves</b> 4:12 5:13 10:19	<b>single</b> 7:15	<b>speak</b> 5:21
<b>rendering</b> 13:12	<b>roll</b> 3:5	<b>service</b> 7:23 8:7 10:19 12:4,21 15:20,23 16:10,12 17:15,17	<b>site</b> 8:22 9:8, 10,11,24 11:14,16, 20,21	<b>speaker</b> 5:22
<b>renovate</b> 5:3 8:18	<b>Roth</b> 3:18,19		<b>slide</b> 11:14 12:2,10 13:2,11, 16,22 14:2,12, 18 15:11 16:20 17:11	<b>specificall</b> <b>y</b> 6:16
<b>renovations</b> 8:4	<b>s</b>	<b>services</b> 4:6 8:8 12:5,22		<b>Springhouse</b> 18:19
<b>repaid</b> 16:13	<b>school</b> 3:4 4:25 5:1,3 6:8,21 7:1,10,21 8:1,7 9:24 10:5,7,17 12:5,21 14:15 15:3,19 16:1,21 18:7,18	<b>serving</b> 14:21		<b>square</b> 7:12 10:18 11:2 12:25 13:1 16:25
<b>repayment</b> 16:12		<b>set</b> 5:19 6:3	<b>slides</b> 8:14 14:8	
<b>required</b> 4:24 5:3 8:21 9:25		<b>setting</b> 6:9	<b>sliding</b> 14:3	<b>Stadium</b> 10:16
<b>requirement</b> <b>s</b> 9:16		<b>sewer</b> 11:22	<b>small</b> 12:9 13:20	11:16 13:4
<b>requiring</b> 8:3	<b>secondary</b> 8:1	<b>shaded</b> 12:13,14	<b>smaller</b>	<b>staff</b> 7:12 12:1
<b>residents</b> 4:17 5:17	<b>secretary</b> 7:1 18:17	<b>sheet</b> 5:21		
<b>resolution</b> 6:7				

<b>standards</b> 8:4	<b>surrounding</b> 11:15	<b>top</b> 12:18	<b>utilization</b> 15:22	<b>workshops</b> 12:7
<b>start</b> 3:5 16:15	<b>system</b> 11:10,11	<b>total</b> 4:14 5:15,16 11:23 14:10 17:4,20, 24	<hr/> <b>v</b> <hr/>	<b>wraparound</b> 15:22 16:7
<b>state</b> 15:3 16:22	<b>systems</b> 11:9		<b>van</b> 9:25	<b>written</b> 4:18 6:21 18:15,16, 20
<b>statements</b> 18:20	<hr/> <b>T</b> <hr/>	<b>transcribed</b> 5:24	<b>VAV</b> 11:9	
<b>storage</b> 10:21 12:6,7	<b>taking</b> 15:13 17:6,11	<b>transportation</b> 7:19	<b>view</b> 13:3,22 14:3	<hr/> <b>Y</b> <hr/>
<b>Strategies</b> 11:6	<b>talked</b> 9:4	<b>Troxell</b> 4:5 7:18, 24,25 8:19,24 10:3	<b>views</b> 13:2,16	<b>Youth</b> 11:6
<b>strong</b> 16:1	<b>tax</b> 4:16		<b>Village</b> 10:4	<hr/> <b>Z</b> <hr/>
<b>structure</b> 15:23 16:7	<b>teachers</b> 7:14	<b>Tuesday</b> 3:4	<b>Virtual</b> 11:7	<b>Ziegler</b> 3:22,23
<b>student</b> 11:24 12:19 13:14,18	<b>teaching</b> 7:23 8:9	<b>turn</b> 4:20 7:5 10:9 14:6 18:1	<hr/> <b>W</b> <hr/>	
<b>students</b> 4:6 7:11, 14 9:7 12:1 13:8 14:5	<b>technology</b> 7:22 8:9	<b>two-story</b> 10:18	<b>waiting</b> 13:20	
<b>Study</b> 10:7	<b>terms</b> 8:18	<hr/> <b>U</b> <hr/>	<b>walls</b> 13:25 14:4	
<b>submit</b> 6:21 18:15	<b>testimony</b> 4:18	<b>upfront</b> 15:24 16:14	<b>water</b> 11:22	
<b>submitted</b> 6:25 14:11	<b>Tetris</b> 16:9	<b>upgrades</b> 8:3,21	<b>Wave</b> 18:10	
<b>subsequent</b> 17:14	<b>Thursday</b> 7:4 18:21	<b>upper</b> 10:22 12:10,20 13:5,7,12	<b>ways</b> 15:20 16:4	
<b>suppression</b> 11:11	<b>time</b> 9:20 10:9,14 18:4	<b>utilities</b> 11:21	<b>west-facing</b> 13:4	
	<b>tonight</b> 5:4,25 6:5,9 18:6		<b>Wilcox</b> 3:20,21	
	<b>tonight's</b> 6:1		<b>worker</b> 10:4 12:24	